

001.0

0002

0016.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

680,000 / 680,000

USE VALUE:

680,000 / 680,000

ASSESSED:

680,000 / 680,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN PAUL F & BARBARA J/TRS
Owner 2:	SULLIVAN FAMILY TRUST
Owner 3:	

Street 1:	39 FAIRMONT ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	SULLIVAN PAUL-BARBARA J -
Owner 2:	-

Street 1:	39 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474
Type:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 1085 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	8	22E
Flood Haz:				Topo	1	Level
D				Street		
s				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4000.000	248,000		432,000	680,000		545
							GIS Ref
							GIS Ref
							Insp Date
							07/20/16

PREVIOUS ASSESSMENT								Parcel ID	001.0-0002-0016.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,000	0	4,000.	432,000	680,000		Year end	12/23/2021
2021	101	FV	241,100	0	4,000.	432,000	673,100		Year End Roll	12/10/2020
2020	101	FV	241,200	0	4,000.	432,000	673,200	673,200	Year End Roll	12/18/2019
2019	101	FV	206,500	0	4,000.	459,000	665,500	665,500	Year End Roll	1/3/2019
2018	101	FV	206,500	0	4,000.	334,800	541,300	541,300	Year End Roll	12/20/2017
2017	101	FV	206,500	0	4,000.	291,600	498,100	498,100	Year End Roll	1/3/2017
2016	101	FV	206,500	0	4,000.	248,400	454,900	454,900	Year End	1/4/2016
2015	101	FV	194,900	0	4,000.	243,000	437,900	437,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
SULLIVAN PAUL-B	55555-59		10/8/2010	Convenience		1	No	No		53
	12264-427		8/11/1972			1	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/29/2014	1089	Addition	55,000	C	8/29/2014			16x12 addition-horn	7/20/2016	Info At Door	PT	Paul T
6/29/1998	426	Manual	6,800	C				REROOF/SIDING	8/29/2014	Info Fm Prmt	PC	PHIL C
9/5/1997	522		3,000	C				REMODEL KITCHEN	4/11/2009	Meas/Inspect	345	PATRIOT
									11/3/2000	Hearing N/C	163	PATRIOT
									10/21/1999	Inspected	267	PATRIOT
									9/22/1999	Mailer Sent		
									9/22/1999	Measured	163	PATRIOT
									8/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	15 - Old Style		Full Bath	1	Rating:	Average			SCUTTLE HOLE.								
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:		Rating:												
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good											
Prime Wall:	4 - Vinyl		A HBth:		Rating:												
Sec Wall:		%	OthrFix:		Rating:												
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average											
Color:	TAN		A Kits:		Rating:												
View / Desir:			Frl:		Rating:												
GENERAL INFORMATION						WSFlue:		Rating:									
Grade:	C - Average		CONDOS INFORMATION														
Year Blt:	1922	Eff Yr Blt:	Location:		Total Units:												
Alt LUC:		Alt %:	Floor:														
Jurisdct:		Fact: .	% Own:														
Const Mod:			Name:														
Lump Sum Adj:			DEPRECIATION														
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %												
Prim Int Wal	2	- Plaster	Functional:		%												
Sec Int Wall:		%	Economic:		%												
Partition:	T	- Typical	Special:		%												
Prim Floors:	4	- Carpet	Override:		%												
Sec Floors:		%	Total:	18.6	%												
Bsmnt Flr:	12 - Concrete		CALC SUMMARY														
Subfloor:			Basic \$ / SQ:	135.00		COMPARABLE SALES											
Bsmnt Gar:			Size Adj.:	1.35000002		Rate	Parcel ID	Typ	Date	Sale Price							
Electric:	3	- Typical	Const Adj.:	0.98010004													
Insulation:	2	- Typical	Adj \$ / SQ:	178.623													
Int vs Ext:	S		Other Features:	70000													
Heat Fuel:	1	- Oil	Grade Factor:	1.00													
Heat Type:	3	- Forced H/W	NBHD Inf:	1.00000000													
# Heat Sys:	1		NBHD Mod:														
% Heated:	100	% AC:	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	Adj Total:	304697													
% Com Wal		% Sprinkled	Depreciation:	56674		Juris. Factor:		Before Depr:	178.62								
			Deprecated Total:	248023		Special Features:	0	Val/Su Net:	120.10								
						Final Total:	248000	Val/Su SzAd:	228.57								
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:			
SPEC FEATURES/YARD ITEMS						PARCEL ID 001.0-0002-0016.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101					
More: N						Total Yard Items:			Total Special Features:						Total:		